Inverleigh

This policy applies to the land contained within the settlement boundary of Inverleigh, identified on the Inverleigh Framework Plan at Figure 21.07-5A.

Context and issues

Inverleigh is a rural service town that is appealing for its heritage, environmental and river environs.

The town centre has a conventional grid pattern and sits within the floodplain of the Leigh and Barwon rivers. This has constrained growth of the historic ‘old township’ and recent residential growth has been low density residential on the northern side of the Leigh River.

Inverleigh is located on the Hamilton Highway and is known as the gateway to the western district. The town’s proximity to Geelong and the Geelong Ring Road, along with the appeal of low density residential lifestyle opportunities are key drivers for growth in Inverleigh.

Growth areas for Inverleigh have been identified in the Inverleigh Framework Plan and these areas are located to the west and north of the town, as well as infill, outside of the floodplain.

Council intends to support Inverleigh by:

- Maintaining Inverleigh's village atmosphere and role as a meeting place
- Supporting moderate residential growth within the town boundary
- Protecting the historic and natural features of the town

Objective

To encourage residential, commercial and tourism growth in Inverleigh while protecting the natural landscape in and around the town.

Settlement and residential development strategies

Strategy 1.1 Support residential growth within the existing defined township boundary consistent with the Inverleigh Structure Plan 2019 in Figure 21.07-5A Inverleigh Structure Plan.

Economic development and tourism strategies

Strategy 2.1 Encourage commercial development and community facilities to be consolidated within the existing town centre (Township Zone) through infill development.

Strategy 2.2 Encourage the redevelopment of underutilised sites and where possible, the re-use of existing buildings to provide for commercial uses in the Township Zone.

Strategy 2.3 Support the establishment of service related industries that meet the needs of the town and surrounding agricultural areas such as feed supplies and servicing of machinery and farm equipment.

Strategy 2.4 Locate and design development adjacent to the township boundary so that it does not impact on agricultural land use.

Open space and natural environment strategies

Strategy 3.1 Protect the natural landscape and its environmental qualities, including the Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh.

Strategy 3.2 As part of rezoning and subdivision provide public open space along the Leigh River and develop a linear pedestrian access to connect with existing pedestrian access along the river and into the town centre.

Movement and access strategies

Strategy 4.1 Create a path network that facilitates walking and cycling to the town centre, primary school, recreation reserve, open space and other key destinations within the town.
Strategy 4.2 Design development to integrate with pedestrian and cycle links to improve connectivity to the town centre and key destinations.

Strategy 4.3 Create a bridle path network that facilitates horse-riding around the town and through the river environs and other key destinations such as Victoria Park.

Strategy 4.4 Maintain the railway reservation to ensure potential remains for a passenger rail to and from Inverleigh.

Strategy 4.5 Support development that provides for the upgrade of roads, intersections and bridges where needed to service the development.

**Infrastructure and services strategies**

Strategy 5.1 Support development that includes the provision of infrastructure and services.

Strategy 5.2 Support a logical sequence of development that can efficiently access services.

**Policy document**

Consider as relevant:

System Note: The following schedule will be inserted after Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.03 LOW DENSITY RESIDENTIAL ZONE
SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ[number].

1.0

Subdivision requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares)</td>
<td>None specified</td>
</tr>
</tbody>
</table>

2.0

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)

120 square metres

System Note: The following ordinance will be deleted from Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.03 LOW DENSITY RESIDENTIAL ZONE
SCHEDULE TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

This schedule and schedule sections will be deleted.
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LEGEND

- LDRZ - Low Density Residential Zone

Municipal Boundary

ZONES

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North

Australian Map Grid Zone 54

MAP No 6
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ZONES

LEGEND
- LDRZ - Low Density Residential Zone
- Municipal Boundary
FOR THIS MAP PLEASE SEE MAP 11

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FOR THIS MAP PLEASE SEE MAP18.
FOR THIS MAP PLEASE SEE MAP29

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